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September 10, 2013

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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Agenda No. 1
09/25/12

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

#17 OF SEPTEMBER 10, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**Re: PROJECT NUMBER TR071234-(5)
TENTATIVE TRACT MAP NUMBER 071234-(5)**

Dear Supervisors:

Your Board previously conducted a public hearing regarding the above-referenced tentative tract map to create one multi-family lot with 30 detached residential condominium units, with three units set aside for occupancy by very-low-income households, and other site amenities and facilities on a property located at 5006, 5012, and 5020 North Bartlett Avenue, in the unincorporated community of East Pasadena-East San Gabriel, applied for by Lin Muscatel, LLC. At the conclusion of the hearing, you indicated an intent to approve the tentative tract map and instructed our office to prepare findings and conditions. Enclosed are findings and conditions for your approval.

Very truly yours,

JOHN F. KRATTLI
County Counsel

By

Joseph M. Nicchitta
JOSEPH M. NICCHITTA
Senior Associate County Counsel
Property Division

APPROVED AND RELEASED:

Richard D. Weiss
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JMN:ph
Enclosures

c: William T Fujioka, Chief Executive Officer
Sachi A. Hamai, Executive Officer, Board of Supervisors

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NUMBER TR071234-(5)
TENTATIVE TRACT MAP NUMBER 071234-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on November 22, 2011 and September 25, 2012, in the matter of Tentative Tract Map No. 071234-(5) ("Tentative Map"). The Tentative Map was heard concurrently with Oak Tree Permit No. 2010-00009-(5) ("Oak Tree Permit") and Housing Permit No. 2010-00002-(5) ("Housing Permit"). (The Oak Tree Permit and Housing Permit are referred to collectively as the "Project Permits.") The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Tentative Map and Project Permits on May 18, 2011.
2. The subdivider, Lin Muscatel, LLC ("subdivider"), proposes a project involving the closure and demolition of an existing plant nursery and the construction of 30 detached residential condominium units, with three units set aside for occupancy by very-low-income households, and other site amenities and facilities on a property located at 5006, 5012, and 5020 North Bartlett Avenue, in the unincorporated community of East Pasadena-East San Gabriel ("Project").
3. The Tentative Map is a request to create one multi-family lot with 30 detached residential condominium units.
4. The Oak Tree Permit is a related request to authorize the encroachment into the protected zone of one "heritage" oak tree and to remove one non-"heritage" oak tree.
5. The Housing Permit is a related request for an administrative housing permit to authorize a density bonus of five units, reduced rear-yard setbacks, and reduced distances between the condominium units, based on the subdivider's set-aside of three units for very-low-income households.
6. The site is approximately 4.2 gross acres (3.9 net acres) in size, irregular in shape with flat terrain, and is located in the East San Gabriel Zoned District, within the East Pasadena-San Gabriel Community Standards District ("CSD"). The site is zoned A-1 (Light Agricultural – 5,000 Square-Foot Minimum Required Lot Area) and is depicted within the Category 1 (Low-Density Residential – 1 to 6 Dwelling Units Per Acre) land use category of the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map ("Land Use Policy Map").
7. The site currently consists of four legal lots and is developed with the existing plant nursery.
8. The site is bordered by residences to the north, North Muscatel Avenue to the east, and North Bartlett Avenue to the west. A railroad corridor borders the site

immediately to the south. Both North Muscatel and North Bartlett Avenues end at the railroad corridor, resulting in a "dead end" or cul-de-sac to the southeast and southwest of the site.

9. The surrounding properties within a 500-foot radius of the Project site are zoned as follows:

North: A-1;
South: A-1 and the City of Rosemead zoning;
East: A-1; and
West: A-1.

10. Surrounding land uses within a 500-foot radius of the Project site are as follows:

North: Single-family residences and duplexes;
South: A railroad, a rail yard, a nursery, and single-family residences;
East: Single-family residences and duplexes; and
West: Single-family residences and duplexes.

11. The site plan for the Project depicts one multi-family lot with a total of 30 residential condominium units in 30 separate buildings. Eighteen of the 30 condominium buildings are located along the northern and eastern perimeters of the site. Thirteen of these perimeter buildings adjoin neighboring residences to the rear, and have rear-yard setbacks varying between 13 and 15 feet. The remaining 12 of the 30 condominium buildings are located at the center of the site and are arranged circularly around an enclosed private area containing a patio, a pool, and a pool house. Each condominium building will contain a two-car garage. An open landscaped area is depicted along the western perimeter of the site, which will be developed with a playground. A block "sound wall" is depicted along the southern perimeter of the site. The "sound wall" varies from six feet to eight feet in height, depending on site conditions, and is bordered by a nine-foot-wide planting strip along the entire length of the wall. A private driveway/fire lane will afford residents and guests access to and from parking areas, site amenities, and condominium residences.

12. The Project is accessible by an entrance via North Muscatel Avenue to the east of the site and an entrance via North Bartlett Avenue to the west of the site. Internal circulation and access for the Project will be provided by a private driveway and fire lane system with a paved width of 28 feet. The internal circulation system consists of two components, an "A" Drive and a "B" Drive. The "A" Drive consists of a circular private driveway/fire lane in the center of the site which provides access to 22 condominium buildings, guest parking spaces, and amenities within the site. The "B" Drive consists of a private driveway/fire lane along the southern portion of the site which connects North Muscatel Avenue with North Bartlett Avenue, and provides access to "A" Drive, seven condominium buildings, and additional guest parking spaces. Twenty-nine of the condominium buildings front and gain access from the internal private

driveway/fire lane system. One condominium building located on the eastern perimeter of the site fronts and gains access from North Muscatel Avenue.

13. The Project will provide a total of 87 parking spaces, 60 of which will be reserved for residents and 27 of which will be reserved for guests. All 60 of the parking spaces reserved for residents are contained within the individual two-car garages in each of the 30 condominium buildings. Guest parking spaces are provided in three locations within the site. Twelve guest spaces are located along the western portion of "A" Drive adjacent to the playground area, ten guest spaces are located along the eastern portion of "A" Drive adjacent to the enclosed pool area, and five guest spaces are located along the eastern portion of "B" Drive near the North Muscatel Avenue entrance. Three of the 27 guest parking spaces will be designated as disabled parking spaces.
14. The site currently contains two oak trees. One large "heritage" oak tree is located at the northwest corner of the site along North Bartlett Avenue and will be preserved on-site as part of the Project. One smaller non-"heritage" oak tree is located near the middle of the site and will be removed to allow development of the Project.
15. The Project requires a total of 6,400 cubic yards of combined cut and fill grading, consisting of 3,200 cubic yards of cut and 3,200 cubic yards of fill, all of which will remain and be balanced on-site.
16. The Project contains a total of three condominium units set aside for very-low-income households. These affordable housing units will be constructed in the same manner and quality as the other condominium units in terms of materials, appearance, and finished quality.
17. The related Housing Permit authorizes a density bonus of five dwelling units, reduced rear-yard setbacks, and reduced distances between the condominium units pursuant to section 65915 of the California Government Code and sections 22.52.1820 through 22.52.1860 of the Los Angeles County Code ("County Code"). Category 1 of the Land Use Policy Map allows a maximum density of 25 units on the site. The Project will set aside 12 percent (three dwelling units) of the maximum 25 dwelling units for occupancy exclusively by very-low-income households. The Project, therefore, is a "qualified project" entitled to a density bonus of 20 percent, or five dwelling units, pursuant to section 65915 of the California Government Code and sections 22.52.1820 and 22.52.1830 of the County Code. Pursuant to section 65915, subsection (d), of the California Government Code and section 22.52.1840 of the County Code, the Project is also entitled to receive development incentives. As applied to the Project, the CSD requires a minimum rear-yard setback of 40 feet and a minimum distance of 20 feet between the Project's condominium units. The Housing Permit authorizes as development incentives reduced rear-yard setbacks of 13 feet and reduced distances of 10 feet between the Project's condominium units. These development incentives are compatible with

comparable rear-yard setbacks and distances between buildings of the surrounding community.

18. The subdivider's Tentative Map application was preceded by several similar tentative tract map applications to develop the site. In September 2005, The Olson Company requested a tentative tract map to create one multi-family lot with 22 detached condominium units on the site, and an oak tree permit to encroach into the protected zone of the one "heritage" oak tree existing on-site. During community meetings and a public hearing related to this proposed project, community members expressed both support and concern for the project. Local residents particularly were concerned with potential traffic, establishing access from North Muscatel Avenue to North Bartlett Avenue across the site, and the preservation of the "heritage" oak tree. On November 9, 2006, The Olson Company submitted a letter to the County Department of Regional Planning ("Regional Planning") indicating it no longer wished to proceed with the proposed project. Subsequently, the subdivider acquired the site and on June 24, 2008, the subdivider filed a request to revise The Olson Company's tentative tract map to create 34 detached condominium units with reduced rear-yard setbacks, reduced distances between main structures, and increased lot coverage. The proposed tentative map revision was reviewed at a subdivision committee meeting on August 11, 2008, during which the subdivider was advised to reduce the project density, among other changes. On March 10, 2010, the subdivider submitted a letter to Regional Planning indicating it no longer wished to proceed with the proposed tentative map revision. The subdivider submitted a new application for the present Tentative Map and Project Permits soon thereafter.
19. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant adverse impact on the environment are contained in the Mitigation Monitoring Program ("MMP") prepared for the Project.
20. Also prior to the Commission's public hearing on the Project, the subdivider completed an oak tree report evaluating the condition and location of all oak trees existing on-site. The report concluded that the site contains two oak trees potentially affected by the Project. These trees consist of the large "heritage" oak tree located at the northwest corner of the site along North Bartlett Avenue and the smaller non-"heritage" oak tree located near the middle of the site. The report stated that construction of structures and grading for the Project will not take place within the boundary of the protected zone of the "heritage" oak tree, but that a sidewalk will be constructed within the tree's protected zone. The report concluded that, with appropriate conditions of approval, the "heritage" oak

tree can be preserved on-site through Project construction and after, without substantially affecting the health of the tree or its root system. The report further stated that the location of the smaller non-"heritage" oak tree would interfere with the Project's proposed construction improvements, but concluded that relocation of the smaller non-"heritage" oak tree was infeasible.

21. The Commission held a duly-noticed public hearing on the Tentative Map and the Project Permits on May 18, 2011. The Commission heard a presentation from Regional Planning staff and testimony from representatives of the subdivider and members of the public. The subdivider testified that the Project will increase property values, reduce graffiti, reduce railroad noise, and enhance the overall aesthetics of the area. Project opponents expressed concerns with the Project's density, the potential that the Project will be occupied predominantly by renters, potential overflow parking on neighborhood streets, and potential traffic impacts, including the potential for cut-through traffic from North Muscatel and North Bartlett Avenues across the Project site. A petition signed by approximately 319 local residents was submitted, echoing the concerns raised by Project opponents at the hearing. In written correspondence and oral communications with Regional Planning staff, local residents raised the additional concerns that the plant nursery had been abandoned or neglected, resulting in vagrancy and loose animals on-site.
22. Also during the Commission's May 18, 2011 public hearing, Regional Planning staff recommended changes to the Project, including, among others:
(a) changes to the Project's garage locations and building footprints to reduce driveway curb cuts, increase the Project's overall safety and aesthetics, and allow for the provision of greater front-yard space, all of which will increase the Project's quality of design and compatibility with the surrounding community;
(b) the provision of a five-foot-wide sidewalk with a minimum three-foot-wide landscaped buffer adjacent to the internal driveways/fire lanes to increase pedestrian safety and compatibility with the landscaping along North Muscatel and North Bartlett Avenues; and (c) the provision of a minimum three-foot-wide landscape "bulb-out" in the middle of the guest parking areas located on the eastern and western portions of "A" Drive to provide additional shade cover and help reduce any urban heat island effect within the Project.
23. After hearing all testimony, the Commission closed the public hearing, adopted the MND and MMP, and approved the Tentative Map and Project Permits, subject to the changes recommended by Regional Planning staff and the following additional conditions to address community concerns: (a) that the subdivider submit an amended exhibit map for the Project depicting three additional guest parking spaces along the western portion of "A" Drive adjacent to the playground area, which will increase the total number of guest parking spaces from the 24 spaces originally proposed by the subdivider to 27 spaces; (b) that graffiti shall be removed on both sides of the proposed "sound wall" to be constructed along the southern perimeter of the site, and that such graffiti removal program be enforced by the Homeowners' Association ("HOA") for the

Project; and (c) that not less than 60 percent of the Project's condominium units be owner-occupied at all times, which requirement will be enforced by the HOA for the Project.

24. Pursuant to section 22.60.230.A of the County Code, on May 31, 2011, members of the community appealed the Commission's decision to the Board.
25. The Board conducted a duly-noticed public hearing on the Tentative Map and Project Permits on November 22, 2011. The Board heard a presentation by staff from Regional Planning and the County Department of Public Works ("Public Works"), testimony from the subdivider's representative, and testimony from community members and the public in opposition to the Project. Opposition testimony was similar to the opposition testimony during the Commission's public hearing on the Project, and emphasized concerns over potential traffic and parking impacts. During the public hearing, the Board stated it had received a letter from the City of San Gabriel in which the City wrote that it had not had the opportunity to comment on potential traffic impacts to city streets resulting from the Project. Regional Planning staff testified that it had notified the City of San Gabriel as part of the environmental review process for the Project but had not received any comments from the City. At the conclusion of all testimony, the Board continued the public hearing to January 24, 2012, and instructed staff from Regional Planning and Public Works to contact the City of San Gabriel and to perform a traffic impact analysis with the City's input.
26. The Board held five continued public hearing sessions for the Project on January 24, 2012, March 27, 2012, May 22, 2012, June 26, 2012, and August 28, 2012, during which the public hearing was continued without discussion. At the August 28, 2012 continued public hearing session, the Board continued the public hearing to September 25, 2012.
27. Prior to the Board's September 25, 2012 continued public hearing session, and in response to the Board's direction at the November 22, 2011 public hearing, the subdivider completed a Traffic Impact Analysis ("TIA") for the Project. Public Works staff reviewed the TIA and, among other comments and concerns, determined that the TIA did not comply with applicable County standards for measuring potential impacts to intersections, and requested that the subdivider revise and resubmit the TIA. The subdivider submitted a revised TIA in August 2012 which complied with staff's comments and addressed staff's concerns. The August 2012 TIA concluded that the traffic generated by the Project alone, as well as the cumulative traffic generated by the Project and other projects in the area, would not have a significant impact to roadways or intersections in the area. The August 2012 TIA further analyzed, among other things, the potential traffic impacts at the intersections of East Broadway/North Muscatel Avenue and East Broadway/North Bartlett Avenue to the north of the Project site, and concluded that the installation of traffic signals at these intersections would not be required as a result of the Project. Also, in response

to the Board's direction, the County consulted with the City of San Gabriel, which concurred with the results of the August 2012 TIA.

28. The Board conducted a continued public hearing session on September 25, 2012. During the public hearing, Regional Planning staff testified that the subdivider had completed the TIA for the Project and that the TIA determined that the Project would have no significant impact on traffic. Members of the community testified in opposition to the Project, raising concerns, among others, regarding the adequacy of the TIA and the Project's potential impact on parking on North Muscatel and North Bartlett Avenues. In addition, opponents requested that the entrances to the Project on North Muscatel Avenue and North Bartlett Avenue be gated to prevent cut-through traffic across the Project site. At the conclusion of all testimony, the Board closed the public hearing, adopted the MND and MMP, and indicated its intent to deny the appeal and approve the Tentative Map and Project Permits, subject to the additional conditions that the subdivider: (a) establish a preferential parking district for North Muscatel and North Bartlett Avenues south of East Broadway, if the County and residents adjacent to the Project determine that such preferential parking district is necessary; and (b) submit a Construction Operation and Parking Plan to the County for review and approval which ensures the subdivider will construct a perimeter fence around the Project and an access gate at each vehicular entrance, minimize potential adverse impacts on the community and the operation of the road network during construction, allow for the continuity of safe pedestrian and cyclist movement near work areas, maintain residential property access during construction, maintain existing availability of residential parking during construction, and manage traffic through and around construction areas.
29. The Board finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the General Plan.
30. The Board finds that the Project is consistent with the goals and policies of the General Plan Land Use Element, as the Project enhances the quality of the surrounding neighborhood through its design features, such as appropriate building locations on-site and with respect to the surrounding residences, building heights and yard setbacks which are compatible with the surrounding residential uses, and ample open space and recreational area. The Board further finds that the Project will replace an aging plant nursery with additional housing in an urbanized area in close proximity to existing services and facilities, such as multiple schools, grocery stores, restaurants, hardware stores, a pharmacy, and a public library, all of which are located within one mile of the Project site. The Board further finds that the Project will eliminate neighborhood complaints associated with the existing plant nursery, such as vagrancy and loose animals on-site.
31. The Board finds that the Project is consistent with the goals and policies of the General Plan Housing Element, as the Project adds to the County's available

supply of affordable housing units by setting aside 10 percent of the Project's 30 residential condominium units for occupancy by very-low-income households.

32. The Board finds that the Project is consistent with the density provisions of the Category 1 land use designation of the Land Use Policy Map because the total number of pre-density-bonus units for the Project is within the maximum density allowed under Category 1. Category 1 allows one to six dwelling units per gross acre. The maximum number of dwelling units permitted on the 4.2-gross-acre site is 25 dwelling units. The Project contains 25 dwelling units, with an additional five units authorized as a density bonus by the related Housing Permit.
33. After the Board's September 25, 2012 continued public hearing session, Project opponents submitted a letter to Regional Planning contending that the gross acreage of the Project site is approximately 3.9 acres, as opposed to 4.2 acres, and that the 30 dwelling units proposed by the Project are incompatible with the density limitations of the Land Use Policy Map and County Code. The Board finds that the Project site's gross acreage is 4.2 acres and that gross acreage was properly calculated. The Board further finds that even if the Project site's gross acreage was 3.9 acres, as contended by Project opponents, the 30 dwelling units proposed by the Project would be consistent with the density provisions of the Category 1 land use designation of the Land Use Policy Map, after taking into account the density bonus provisions set forth in sections 22.52.1820 through 22.52.1860 of the County Code.
34. The Board finds that the Project is consistent with the A-1 zoning classification because detached residences are permitting in the A-1 zone pursuant to section 22.24.070 of the County Code, and because the Project meets the minimum lot area requirement of 5,000 net square feet per dwelling unit pursuant to sections 22.52.100.D.4 and 22.52.250 of the County Code.
35. The Board finds that the subdivider has demonstrated the suitability of the site for the proposed use, that establishment of the proposed use at such location is in conformity with good zoning practice, and that compliance with the attached conditions of approval, and the conditions of approval for the related Project Permits, will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
36. The Board finds that the site is physically suitable for the type of development and density proposed because the site has access to County-maintained streets, and will be served by public sewer facilities and water supplies to meet anticipated needs.
37. The Board finds that the design of the subdivision and its proposed improvements will not cause serious public health problems because sewage disposal, storm drainage, fire protection, and geological and soil factors are appropriately addressed in the conditions of approval for the Project.

38. The Board finds that the design of the subdivision and its proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The site is not located in a significant ecological area and does not contain any stream courses or high value riparian habitat.
39. The Board finds that the design of the subdivision provides for future passive or natural heating and cooling opportunities, as feasible therein.
40. The Board finds that the division and development of the property in the manner set forth on the Tentative Map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within the Tentative Map because the design and development as set forth in the conditions of approval for the Project and on the Tentative Map provide adequate protection for any such easements.
41. The Board finds that, consistent with Article 3.5 of Chapter 4 of the California Subdivision Map Act (Government Code section 66478.1, et seq.), the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
42. The Board finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the Project was determined to be consistent with the General Plan.
43. The Board finds that the Project is appropriately conditioned to require the subdivider to install sidewalks, lighting, and landscaping along the Project's internal private driveway/fire lane system in order to maintain compatibility with the surrounding community and to ensure the basic safety and welfare of residents of the Project and the surrounding neighborhood.
44. The Board finds that the Project is appropriately conditioned to require that each new condominium building contains high-quality architectural features related to façade treatments and design, front-yard porch areas, and building materials, to ensure that the Project is compatible with the surrounding community and enhances the character of the area.
45. The Board finds that the Project is appropriately conditioned to require the subdivider to submit an amended exhibit map with modifications to the Project's building footprints and garage locations and designs to reduce driveway curb cuts, increase the Project's overall safety and aesthetics, and allow for the provision of greater front-yard space, all of which will increase the Project's quality of design and compatibility with the surrounding community.
46. The Board finds that the Project is appropriately conditioned to require the subdivider to submit an amended exhibit map to provide a five-foot-wide sidewalk with a minimum three-foot-wide landscaped buffer adjacent to the internal

driveways/fire lanes to increase pedestrian safety and compatibility with the landscaping along North Muscatel and North Bartlett Avenues.

47. The Board finds that the Project is appropriately conditioned to require the subdivider to submit an amended exhibit map to provide a minimum three-foot-wide landscape "bulb-out" in the middle of the guest parking areas located on the eastern and western portions of "A" Drive to provide additional shade cover and help reduce any urban heat island effect within the Project.
48. The Board finds that the Project contains more parking spaces than required by section 22.52.1180 of the County Code, and that the Project's parking spaces comply with applicable CSD standards. The Board nevertheless finds that the Project is appropriately conditioned to require the subdivider to establish a preferential parking district for North Muscatel and North Bartlett Avenues south of East Broadway, if such preferential parking district is determined to be necessary by the County and residents adjacent to the Project, and that the subdivider bear all costs to establish and administer the preferential parking district for a period of two years from the issuance of a certificate of occupancy for the Project.
49. The Board finds that the Project is appropriately conditioned to require the subdivider to submit a Construction Operations and Parking Plan to the County for review and approval which ensures the subdivider will: (a) construct a perimeter fence around the Project and an access gate at each vehicular entrance; (b) minimize the potential adverse impacts on the community and the operation of the road network; (c) allow for safe pedestrian and cyclist movement near work areas; (d) maintain residential property access; (e) maintain existing availability of residential parking; and (f) manage traffic through and around construction areas.
50. The Board finds that the subdivider is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
51. The Board finds that the Project is appropriately conditioned to require the subdivider to plant not less than 30 trees in compliance with section 21.32.195 of the County Code.
52. The Board finds that the Project is appropriately conditioned to require that the "heritage" oak tree existing on-site be protected through the grading and construction phases, including all work conducted within the tree's drip line. The Board further finds that, with the conditions of approval for the Project, the construction and operation of the proposed use will be accomplished without endangering the health of the "heritage" oak tree.
53. The Board finds that removal of the smaller non-"heritage" oak tree on-site is necessary because the tree in its current location interferes with the provision of

sidewalks and streets for the Project, that no reasonable alternative to such interference exists other than removal of the tree, and that the relocation of the tree is infeasible. The Board further finds that the Project is appropriately conditioned to mitigate any soil erosion associated with the proposed removal of the non-"heritage" oak tree by providing drainage and grading devices on-site.

54. The Board finds that the Project is appropriately conditioned to require the subdivider to replace the removed non-"heritage" oak tree at a ratio of two to one, which will result in the planting of not less than two new oak trees on-site, in addition to the existing "heritage" oak tree which will be protected on-site.
55. The Board finds that the Project is a "qualified project" pursuant to section 65915 of the California Government Code and section 22.52.1820 of the County Code, and that the related Housing Permit appropriately authorizes a density bonus of five dwelling units for the Project and reduced rear-yard setbacks and distances between the Project's condominium units as development incentives. In accordance with section 65915, subsection (d), of the California Government Code and section 22.52.2730 of the County Code, the Board further finds that the development incentives authorized by the Housing Permit are required in order to provide for affordable housing costs or affordable rents, will not have a specific adverse impact upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources, are not contrary to State or federal law, and are compatible with the surrounding community.
56. The Board finds that the Project is appropriately conditioned to require the subdivider to enter into a covenant with the County Community Development Commission and Regional Planning agreeing to set aside, for a period of not less than 30 years from the date of issuance of a certificate of occupancy for the Project by the County, three dwelling units for exclusive occupancy by "very-low-income households," as that term is defined in section 50105 of the California Health and Safety Code.
57. The Board finds that the MMP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the subdivider's compliance with the attached conditions of approval and MMP.
58. After consideration of the MND and MMP, together with the comments received during the public review process, the Board finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Board.

59. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently considered and reviewed the MND and that the MND reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; certifies that it considered the MMP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record with the MND and MMP, there is no substantial evidence that the Project will have a significant effect on the environment; and indicates that, at the conclusion of its public hearing on the Project, it adopted the MND and the MMP, and found that the MMP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves Tentative Tract Map No. 071234-(5), subject to the attached conditions.

**CONDITIONS OF APPROVAL
PROJECT NUMBER TR071234-(5)
TENTATIVE TRACT MAP NUMBER 071234-(5)**

1. The subdivider shall conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). The subdivider shall also conform to the requirements of Oak Tree Permit No. 2010-00009-(5) ("Oak Tree Permit"), Housing Permit No. 2010-00002-(5) ("Housing Permit"), and the Mitigation Monitoring Program ("MMP") for this project, all approved by the Los Angeles County ("County") Board of Supervisors ("Board") in connection with the approval of this Tentative Tract Map No. 071234-(5) ("Tentative Map"). A copy of the MMP is attached to these conditions and made a part hereof.
2. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
3. Prior to the recordation of the final map, the subdivider shall submit evidence to the County Department of Regional Planning ("Regional Planning") that the conditions of the associated Oak Tree Permit and Housing Permit have been recorded in the office of the County Registrar-Recorder/County Clerk ("Recorder").
4. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this entire grant shall be void and the privileges granted hereunder shall lapse.
5. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tract map approval, which action is brought within the applicable time period of section 66499.37 of the California Government Code, or any other applicable limitation period. The County shall notify the subdivider of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to notify the subdivider of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- A. If during the litigation process, actual costs incurred reach 80 percent of the amount of the initial deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- B. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the subdivider in accordance with section 2.170.010 of the Los Angeles County Code ("County Code").

- 7. The Tentative Map is approved for one multi-family lot with 30 detached condominium units on 4.2-gross-acres.
- 8. The project site shall be developed and maintained in substantial compliance with the approved exhibit map, dated September 7, 2010, or an amended exhibit map approved by the Director of Regional Planning ("Director").
- 9. The subdivider shall label the project's "A" Drive, which consists of a circular private driveway/fire lane in the center of the site, and "B" Drive, which consists of a private driveway/fire lane along the southern portion of the site, as "Private Driveway and Fire Lane" on the final map.
- 10. The subdivider shall construct, or bond with the County Department of Public Works ("Public Works") for the construction of the project's "A" Drive and "B" Drive, with the paving design and widths shown on the approved exhibit map for the project, dated September 7, 2010, or as shown on an amended exhibit map approved by the Director. "A" Drive and "B" Drive shall be constructed to the satisfaction of Regional Planning and the County Fire Department ("Fire Department").
- 11. Concurrently with the recordation of the final map, the subdivider shall record an easement over the playground area to be developed on the site granting the general public the use and enjoyment thereof, and shall provide Regional Planning with a copy of the recorded easement. The playground is currently depicted on the approved exhibit map for the project, dated September 7, 2010, as approximately 13,000 square feet of area labeled "landscape" located along the western perimeter of the site adjacent to North Bartlett Avenue. Prior to obtaining final map approval, the subdivider shall submit a copy of the proposed easement to the Director for review and approval.
- 12. The project shall contain not less than three dwelling units reserved for occupancy by "very-low-income households," as that term is defined in section 50105 of the California Health and Safety Code. These affordable housing units shall be evenly dispersed throughout the site, shall consist of one unit for each proposed unit type, Type A, B, and C, as depicted on the approved

exhibit map for the project, dated September 7, 2010, and shall be compatible with the design of the project's non-affordable housing units in terms of appearance, materials, and visual, architectural, and finished quality.

13. Prior to obtaining any building permit for the project, the subdivider shall enter into a covenant with the County Community Development Commission ("CDC") and Regional Planning agreeing to set aside, for a period of not less than 30 years from the issuance by the County of a certificate of occupancy for the project, the three dwelling units described in Condition No. 12 for exclusive occupancy by "very-low-income households," as that term is defined in section 50105 of the California Health and Safety Code. The covenant shall comply with section 22.56.2630 of the County Code and shall be in a form acceptable to CDC and Regional Planning. The subdivider shall record the covenant with the Recorder prior to the issuance of a certificate of occupancy for the project.
14. Pursuant to Chapter 22.72 of Title 22 of the County Code, prior to obtaining any building permit for the project, the subdivider shall pay a fee to the County Librarian in the amount required by said chapter at the time of payment, and provide proof of payment to Regional Planning.
15. Prior to obtaining final map approval, the subdivider shall submit a copy of the project's covenants, conditions, and restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
16. The subdivider shall provide in the CC&Rs for the continuous maintenance of all common areas, including, but not limited to driveways/fire lanes, walkways, the pool, the playground, outdoor seating areas, guest parking, landscaping, and the lighting and irrigation systems in and around all such areas, to the satisfaction of the Director.
17. The subdivider shall reserve in the CC&Rs the right of all residents and their guests to use the pool and playground areas, guest parking spaces, and the internal driveway/fire lane system throughout the subdivision.
18. The subdivider shall provide in the CC&Rs for the continuous operation of the playground area and set forth the playground's rules for use and hours of operation.
19. The subdivider shall ensure through the CC&Rs that not less than 60 percent of the project's 30 condominium units be owner-occupied at any given time, and shall establish in the CC&Rs that the Homeowners Association ("HOA") for the project shall be responsible for enforcing this condition.

20. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises, including any graffiti or extraneous markings on all sides of the "sound wall" to be constructed on the southern perimeter of the site. In the event any such extraneous markings become visible, the subdivider shall remove or cover said markings, drawings, or signage within 24 hours following their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The subdivider shall establish in the CC&Rs a graffiti control protocol consistent with this condition, and that such protocol shall be administered and enforced by the HOA.
21. Other than as authorized by federal and State law, the subdivider shall be prohibited from restricting the sale or rental of any unit or any portion of the site on the basis of age, sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, familial status, or sexual orientation of any person. The subdivider shall further be prohibited from establishing or allowing any practice of discrimination or segregation in determining the selection, location, number, and use or occupancy of any resident, tenant, lessee, subtenant, sublessee, or vendee of the site or any portion thereof.
22. The CC&Rs for all units within the project shall contain and be subject to the following non-discrimination/non-segregation clause:
- There shall be no discrimination against or segregation of any person, or group of persons, on account of age, sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, familial status, or sexual orientation in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of these premises.
23. The non-discrimination/non-segregation provisions set forth in Condition Nos. 21 and 22 shall remain in effect in perpetuity.
24. Prior to obtaining final map approval, the subdivider shall submit an amended exhibit map to the Director for review and approval which shall include the following modifications to the approved exhibit map:
- A. Revised building footprints for Unit Nos. 1-14, 16-21, and 25-28, inclusive, which substantially conform to Unit Alternative "A" depicted on the document marked Exhibit "B," which is attached to these conditions and made a part of hereof.
 - B. Revised building footprints for Unit Nos. 15, 22-24, and 29-30, inclusive, which substantially conform to Unit Alternative "B" depicted on the attached Exhibit "B."

- C. Revised site plan depiction and cross-section for "A" Drive and "B" Drive showing a five-foot-wide sidewalk with a minimum three-foot-wide landscaped buffer adjacent to the internal driveways/fire lanes which, to the satisfaction of the Director, increases pedestrian safety and is compatible with the landscaping along North Muscatel and North Bartlett Avenues.
 - D. Revised site plan depiction and cross-section for "A" Drive and "B" Drive showing the locations of all ramps necessary to comply with the federal Americans with Disabilities Act ("ADA"), shorter curb corner radii to reduce pedestrian crossing distances, and three crosswalks across "A" Drive, which crosswalks may be demarcated by striping, colored pavement, brick pavers, or other method or material, to the satisfaction of the Director.
 - E. Revisions to the open space area on the western perimeter of the site along North Bartlett Avenue to show the playground and to clearly delineate the boundaries of the playground area.
 - F. Revisions to the guest parking areas located on the eastern and western portions of "A" Drive to provide a minimum three-foot-wide landscape "bulb-out" in the middle of each such guest parking area.
 - G. Three additional parking spaces along the western portion of "A" Drive adjacent to the playground area.
 - H. Permeable textured pavement for all garage-access driveways and guest parking areas.
 - I. A note indicating the easement over the playground area granting the general public the use and enjoyment thereof.
25. Prior to obtaining final map approval, the subdivider shall submit a landscaping plan to the Director for review and approval which depicts the design of the playground area, access to, from, and within the playground area, and all amenities to be included in the playground area. The playground area shall be designed to the satisfaction of the Director and shall comply with all applicable ADA standards and requirements.
26. The subdivider shall plant not less than 30 trees, amounting to a minimum of one tree for every proposed dwelling unit, of non-invasive species throughout the landscaped and common areas of the project site. All trees to be planted on-site shall be dispersed throughout the site and shall be accompanied by other types and sizes of landscaping as necessary to provide shade relief for pedestrians and enhance the overall aesthetics of the development. Prior to obtaining final map approval, the subdivider shall submit a landscaping plan to the Director for review and approval which depicts the location, species, and size of all trees to be planted on-site, and shall post a bond with Public Works, or provide other

assurances to the satisfaction of the Director, to ensure that the planting of the required trees will occur.

27. The subdivider shall plant not less than two new oak trees on-site to replace the non-"heritage" oak tree which will be removed from the site to allow development. The oak trees planted shall be in addition to any other trees required by these conditions to be planted on-site. The planting of new oak trees and the care and maintenance of new and existing oak trees shall conform to the conditions of approval for the associated Oak Tree Permit, which conditions are incorporated herein by this reference.
28. Prior to obtaining final map approval, the subdivider shall submit a lighting plan to the Director for review and approval which depicts the location, type, and design of street lights along "A" Drive and "B" Drive. Such lighting plan may be incorporated into or attached to any landscaping plan required by these conditions. The lighting along "A" Drive and "B" Drive shall be designed to the satisfaction of the Director, shall not be obtrusive to pedestrians, vehicles, and nearby residences, shall not obstruct pedestrian access within and across the development, and shall be designed to enhance vehicular safety and the personal safety of residents and guests.
29. The subdivider shall post signage within and around the playground area to be developed on-site which states that the area is a public playground, displays a map depicting the boundaries of the playground area, and sets forth all rules for use of the playground and its hours of operation. The signage shall be posted within the project site and along North Bartlett Avenue in areas most visible to playground users and pedestrians walking near the site. Prior to obtaining final map approval, the subdivider shall submit a landscaping plan to the Director for review and approval which depicts the content, design, and location of the signage.
30. Prior to obtaining final map approval, the subdivider shall submit an architectural exhibit to the Director for review and approval which shall include a site plan, floor plans, and elevations, and which depicts the following:
 - A. Ground floor porches facing the internal driveway/fire lane for all units fronting "A" Drive and "B" Drive.
 - B. Second-floor balconies facing the internal driveway/fire lane for all units fronting "A" Drive.
 - C. Façade and roof treatments for all units and accessory structures, including the color, type, and texture of materials.
 - D. The location, materials, and design of all doors, windows, porches, walls, and fences.

31. Not later than 30 days from the issuance of a certificate of occupancy for the project, the subdivider shall coordinate with Public Works to determine the need for a preferential parking district pursuant to Chapter 15.64 of Title 15 of the County Code for North Muscatel Avenue south of East Broadway and North Bartlett Avenue south of East Broadway, which streets currently have unrestricted parking. The subdivider shall pay for all costs associated with the establishment, administration, and renewal of such preferential parking district, including but not limited to costs to install meters and signage and to issue permits, for a period of two years from the issuance of a certificate of occupancy for the project. Prior to obtaining final map approval, the subdivider shall deposit with Public Works funds in an amount sufficient to cover all aforementioned costs, to the satisfaction of Public Works.
32. Prior to obtaining final map approval, the subdivider shall submit a Construction, Operation, and Parking Plan to Public Works for review and approval. The Construction Operation and Parking Plan shall ensure, to the satisfaction of Public Works, that the subdivider will construct a perimeter fence around the project and an access gate at each vehicular entrance, minimize potential adverse impacts on the community and the operation of the road network during construction, allow for the continuity of safe pedestrian and cyclist movement near work areas, maintain residential property access during construction, maintain existing availability of residential parking during construction, and manage traffic through and around construction areas.
33. The subdivider shall remove all existing structures on the project site. Prior to obtaining final map approval, the subdivider shall submit to Regional Planning a copy of the demolition permit or other proof of removal satisfactory to Regional Planning that these structures have been removed.
34. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning and Public Works, that this subdivision is approved as a condominium project for 30 residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.
35. The subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.
36. Within three days of the final approval date of this grant, the subdivider shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the California Public Resources Code. The project is not *de minimis* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code. The subdivider shall pay the fee in effect at the time of the filing of the NOD, currently \$2,156.25 for a

Mitigated Negative Declaration ("MND"), plus a \$50 processing fee. No land use project subject to this requirement is final, vested, or operative until the fee is paid.

37. The conditions, changes, and/or mitigation measures set forth in the MND for the project and the associated MMP are incorporated herein by this reference and made conditions of this Tentative Map. The subdivider shall comply with all such mitigation measures in accordance with the MMP. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to the Director on an annual basis, or on any more frequent basis as may be required by the Director. Each mitigation monitoring report shall describe the status of the subdivider's compliance with the required project conditions, changes, and/or mitigation measures.
38. Within 30 days following the final approval date of this grant, the subdivider shall deposit the sum of \$6,000 with Regional Planning, which payment shall be used to defray the cost of reviewing the subdivider's reports and verifying compliance with the MMP. The subdivider shall retain a qualified environmental/mitigation monitoring consultant, subject to the approval of the Director, to ensure the implementation and reporting of all applicable mitigation measures in the MMP.
39. Within 30 days following the final approval date of this grant, the subdivider shall record a covenant with the Recorder, attaching the MMP, and agreeing to comply with the required mitigation measures of the MMP. The subdivider shall submit a draft of the covenant to Regional Planning for review and approval prior to recordation.
40. All structures in the project shall comply with the requirements of Public Works' Division of Building and Safety, the Fire Department, and the County Department of Public Health.
41. Except as expressly modified herein, this approval is subject to all of the conditions set forth in the associated Oak Tree Permit and Housing Permit, which are incorporated herein by this reference, and all recommended conditions listed in the attached Subdivision Committee Reports, consisting of letters and reports from Public Works, the Fire Department, the County Department of Parks and Recreation, and Public Health.

Attachments:

Mitigation Monitoring Program (Pages 1-9)

Exhibit "B"

Subdivision Committee Reports (Pages 1-18)

MITIGATION MONITORING PROGRAM

PROJECT NO. RENV T201000015 / ROAK T201000009 / TR 071234

The Department of Regional Planning staff has determined the following conditions or changes in the project are necessary in order to assure there will be no substantial evidence the proposed project will have a significant effect on the environment.

The applicant shall deposit the sum of \$6,000 with the Department of Regional Planning (DRP) within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the annual reports or as required by this Mitigation Monitoring Program.

Mitigation

#	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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Geotechnical

1	All grading shall be in accordance with the County of Los Angeles Grading Code and recommendations of Engineering Geologist.	Submit grading plans to the DPW for review and approval	Prior to issuance of grading permit	Applicant	DPW
2	The permittee shall comply with the requirements of the drainage concept.	Submittal and approval of the drainage concept by the DPW	Prior to issuance of grading permits	Applicant	DPW
3	All construction shall adhere to the appropriate provisions of the Uniform Building Code, including seismic design standards, as well as local codes and ordinances.	Plan check and field verification by the DPW	During construction	Applicant	DPW

Geotechnical Engineer
Contractor

Fire

4	The development of this project must comply with all applicable code and ordinance requirements for construction, access, water main, fire flows and fire hydrants.	Submit plans to the County of Los Angeles Fire Department for	Prior to issuance of building permit	Applicant	LACFD
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#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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review and approval

Note: Specific fire and life safety requirements for the construction phase will be addressed at the building plan check process prior to building permit issuance. There may be additional fire and life safety requirements during this time.

Noise

5	Construction activities shall comply with County of Los Angeles County Code Chapter 12.08 and Los Angeles County Department of Public Works Construction Division standards. All grading and construction on the project site and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00AM and 6:00PM. Construction activities on Saturdays shall be restricted to between the hours of 8:00AM and 5:00PM. Construction activities shall be prohibited on Sundays and legal holidays.	Submit a copy of Building Plans with note referencing Chapter 12.08 for approval by DPW. Field Verification	During all phases of construction	Applicant	DPW DRP
6	Air conditioning units if placed at the exterior or rooftop of the building shall be selected and installed so as to achieve a noise level of 45 db(A) or less at the nearest property line.	Submit a copy of building plans with note referencing mitigation measure for approval by DPW. Field Verification	Prior to issuance of certificate of occupancy	Applicant	DPW DHS
7	Through-the-wall air conditioning units shall not be utilized in buildings facing the railroad (southwest,	Submit a copy of building plans with note	Prior to issuance of certificate of occupancy	Applicant	DPW DHS

March 1, 2011

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Applicant Initials

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	northwest or southeast).	referencing mitigation measure for approval by DPW.			
		Field Verification			
8	All entrance doors facing the railroad shall be solid core with commercial grade seals on the sides and top and automatic door bottoms at the bottom. Thresholds should be provided that are smooth, flat and level to provide for optimum performance of the automatic door bottom.	Submit a copy of building plans with note referencing mitigation measure for approval by DPW.	Prior to issuance of building permit	Applicant	DPW DRP
		Field Verification			
9	A 12-foot high sound wall shall be located at the top of the slope at the southwest property line of the site. This sound wall can be a combination solid wall on top of a berm as an overall height of 12 feet.	Submit a copy of building plans showing the location of the 12 foot sound wall, for approval by DPW and DHS	Prior to issuance of grading permit	Applicant	DPW DHS
		Field Verification			

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Applicant Initials _____

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
10	All second floor windows, southwest, northwest and southeast (railroad) facing windows and glass doors facing the railroad shall be glazed with STC 32 glazing.	Submit a copy of building plans with a note referencing mitigation measure for approval by DPW and DHS	Prior to issuance of building permit	Applicant	DPW DHS
11	The glazing manufacturer should submit test reports done in accordance with ASTM E90 in an accredited, independent testing laboratory.	Submit a copy of reports to DHS for review and approval	Prior to issuance of certificate of occupancy	Applicant	DHS
12	There shall be no second floor balconies facing the railroad (southwest, northwest or southeast).	Submit a copy of building plans and elevations showing and noting mitigation measure for approval by DPW and DHS	Prior to issuance of building permit	Applicant	DPW DHS
13	Disclose the location of the adjacent railroad to prospective building occupants.	Submit copies of informational materials to DHS for review and approval	Prior to issuance of building permit	Applicant	DHS DRP

Greenhouse Gas

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Applicant Initials _____

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
14	Project shall use drought resistant native landscaping/trees, with low emissions and high carbon sequestration potential.	Submittal and approval of landscaping	Prior to issuance of grading permit	Applicant	DRP
15	Project shall use and encourage the use of energy efficient appliances.	Submit a copy of building plans with note referencing mitigation measure for approval by DPW	Prior to issuance of building permit	Applicant	DPW DRP
16	Applicant shall provide residents with information on how to reduce GHG emissions (e.g., energy saving).	Submit copies of informational materials to DRP for review	Prior to issuance of building permit	Applicant	DRP
17	Incorporate green building practices and design elements.	Submit a copy of building plans with note referencing mitigation measure for approval by DPW	Prior to issuance of building permit	Applicant	DPW DRP
Sewage Disposal					
18	The California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires each development project to provide an adequate storage area for collection and removal of recyclable materials. The project shall provide adequate recyclable storage	Submit a copy of building plans showing the location of the recyclable storage	Prior to issuance of building permit	Applicant	DPW

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Applicant Initials _____

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	areas for collection/storage of recyclable and green waste materials.	area(s) for the project, for approval by DPW			
19	Construction, demolition and grading projects in the County's unincorporated areas are required to recycle or reuse a minimum of 50% of the construction and demolition debris generated by weight per the County's Construction and Demolition Debris Recycling and Reuse Ordinance. A Recycling and Reuse Plan must be submitted to and approved by Public Works' Environmental Programs Division before a construction, demolition or grading permit may be issued.	Submit a copy of the Recycling and Reuse Plan to DPW-Environmental Programs Division for approval	Prior to issuance of construction, demolition or grading permit, whichever comes first	Applicant	DPW
20	Should any operation within the proposed project include the construction, installation, modification or removal of underground storage tanks, industrial waste treatment or disposal facilities, Public Works' Environmental Programs Division must be contacted for required approvals and operating permits.	If necessary, contact DPW-Environmental Programs Division for required approvals and operating permits	During construction, installation, modification or removal of underground storage tanks, industrial waste treatment or disposal facilities	Applicant	DPW
Education					
21	Library impact fee shall be paid.	Fee payment	Prior to issuance of building permit	Applicant	County Library
22	Prior to issuance of any building permits, each project shall pay developer fees to the affected school districts as required by state law to cover incremental increase in residential units associated with the project. No mitigation measure beyond payment of the school	Payment of school fees	Prior to issuance of building permit	Applicant	School Districts

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#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	impact fees is necessary to mitigate project-related school impacts.				
General					
23	Based on the provided information, the subject property has been used as a horticultural nursery. Past site uses may have contributed to contamination of soil with pesticides and/or other hazardous substances. It is requested that the responsible party enter into a cost recovery program with the County of Los Angeles Fire Department or the Department of Toxic Substances Control and obtain a "No Further Action Letter" prior to grading and/or construction activities at the site.	Enter into a cost recovery program (provide a copy to DRP for review)	Prior to issuance of grading permit	Applicant	LACFD Department of Toxic Substances Control
Environmental Safety					
24	Asbestos and Lead paint abatement: Removal of the visually observed mold-contaminated ceiling tiles. Removal of the mold impacted ceiling tiles could be accomplished during abatement of asbestos-containing floor tiles in the same area of the Pesticide shed. However, an abatement contractor familiar with mold removal should perform the removal of mold-contaminated materials. Applicant shall Acquire an Asbestos Removal Permit from South Coast AQMD (Air Quality Management District)	Submit a copy of abatement method used and SCAQMD Asbestos Removal Permit to DRP for review	Prior to issuance of demolition permit	Applicant	SCAQMD DRP DPW

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Applicant Initials _____

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
	Soil Contamination Cleanup:	Obtain permit from DPW-Environmental Programs Division and submit a copy of permit to DRP for review	Prior to issuance of grading permit	Applicant	DPW
	Applicant shall acquire a "ground water cleanup permit" from DPW Environmental Programs Division				DRP

Mitigation Compliance

25	As a means of ensuring compliance with above mitigation measures, at the time a grading or building permit is obtained, whichever is obtained first, the applicant or then current owner(s) is responsible for submitting compliance reports to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account if necessary until such time that all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly (report) and as necessary (account)	Applicant and current/subsequent owner(s)	DRP
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*Note: (for subdivisions only) This MMP allows for partial clearance of project phases. Construction of each parcel shall be considered a separate phase of the project and monitoring of each phase will be required and handled independent of each other phase so that no reporting will be required for any phase until such time as a grading or building permit is obtained as stated above for that phase.

As the applicant, I agree to incorporate these changes/conditions into the project and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

March 1, 2011

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Applicant Initials _____

#	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
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Applicant CSA

Date 2nd March 2011

☐ No response within 10 days. Environmental determination requires that these changes/conditions be included in the project.

Staff Michelle R. Bush

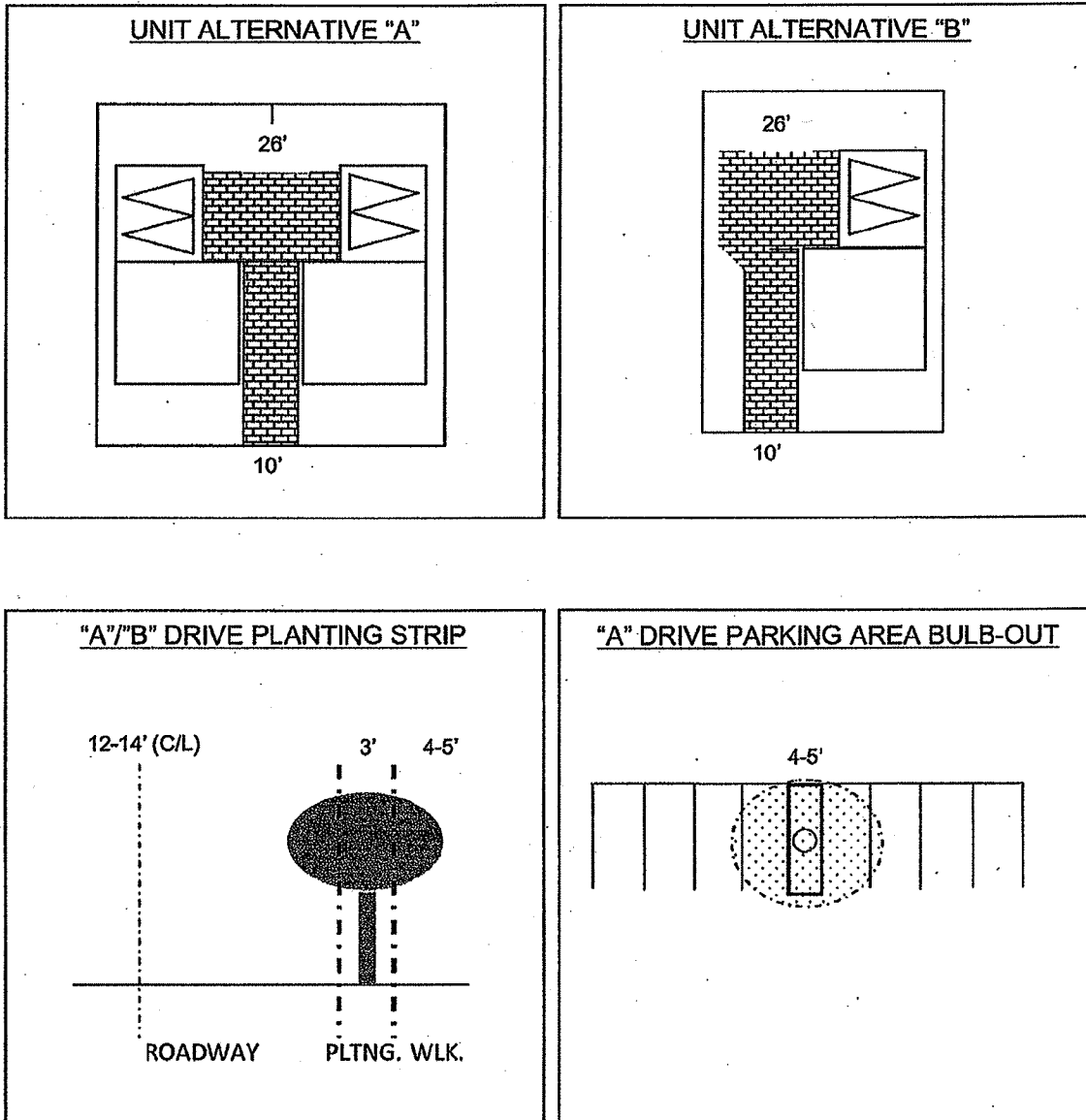
Date March 17, 2011

March 1, 2011

RENV T201000015

Applicant Initials _____

Depicted below are project design modifications to be depicted on an amended exhibit map submitted for review and approval after tentative map approval.



TENTATIVE MAP DATED 09-07-2010
EXHIBIT MAP DATED 09-07-2010

The following reports consisting of 12 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

Jke
Revised 11-17-2010

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
12. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
TRACT NO. 71234 (Rev.)

Page 3/3

TENTATIVE MAP DATED 09-07-2010
EXHIBIT MAP DATED 09-07-2010

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW
Prepared by John Chin
tr71234L-rev1.doc

Phone (626) 458-4918

Date 10-05-2010



**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 71234

TENTATIVE MAP DATE: 09/07/2010
EXHIBIT MAP DATE: 09/07/2010

STORM DRAIN AND HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

Comply with the requirements of the Drainage Concept/Hydrology Study/SUSMP/LID, which was approved on 10/18/2010 to the satisfaction of the Department of Public Works.

Prior to recordation of a Final Map or Parcel map Waiver:

Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of Department of Public Works.

Prior to Building Permit:

Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, SUSMP, and LID requirements.

Name Yong Guo Date 11/17/2010 Phone (626) 458-4921
YONG GUO

P:\dpub\SUBPCHECK\Hydrology\Forms\Conditions of Approval\Tentative Map Conditions Feb 2 08.doc

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
 900 So. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925

DISTRIBUTION
 _____ Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT 71234*
 SUBDIVIDER Lin Muscatel, LLC
 ENGINEER EGL Associates Inc
 GEOLOGIST _____
 SOILS ENGINEER EGL

TENTATIVE MAP DATED 09-07-10 - Revised 1
 LOCATION San Gabriel
 GRADING BY SUBDIVIDER [Y] (Y or N)
 REPORT DATE _____
 REPORT DATE 05-06-10, 01-12-10

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The Final Map does *not* need to be reviewed by GMED.
2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.
3. The Soils Engineering review dated 9/21/10 is attached.

*Formerly 62863

Prepared by


 Robert O. Thomas

Reviewed by



Date

09-21-10

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>
 P:\3mapubl\Geology ReviewForms\Form02.doc
 8/30/07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office _____
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 71234
Location San Gabriel
Developer/Owner Lin Muscatel, LLC
Engineer/Architect EGL Associates Inc.
Soils Engineer EGL
Geologist _____

DISTRIBUTION:

Drainage

Grading

Geo/Soils Central File

District Engineer

Geologist

Soils Engineer

Engineer/Architect

Review of:

Tentative Tract Map Dated by the Processing Center 9/7/10
Soils Engineering Report Dated 5/6/10, 1/12/10
Reference Reports Dated 9/13/04 (Albus-Keefe & Associates, Inc -- Geotechnical Report.), 10/6/04 (Secor -- Phase II Report)
Previous Review Sheet Dated 6/14/10

ACTION:

Tentative Map feasibility is recommended for approval.

REMARKS:

1. At the grading plan stage, submit two sets of grading plans for verification of compliance with County codes and policies.
2. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://dpw.co.la.ca.us/gmed/manual.pdf>.

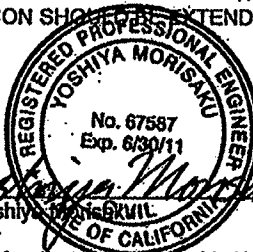
NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY ENGINEER:

- A. THE SOILS REPORT DATED 1/12/10 IDENTIFIES AN AREA IN THE SOUTHEAST PORTION OF THE SITE AS ONE WITH CONTAMINATED SOILS THAT WILL REQUIRE REMOVAL AND DISPOSAL.

PER SOILS ENGINEER:

- B. REMOVAL & RECOMPACTION DEPTH SHOULD EXTEND TO 12.5 FEET BELOW EXISTING GRADE OR 1 FOOT BELOW THE BOTTOM OF THE FOOTING WHICHEVER IS DEEPER. ALTERNATIVELY, SOILS MAY BE REMOVED AND RECOMPACTION TO 8 FT BELOW EXISTING GRADE AND RESIDENCES SHOULD BE SUPPORTED BY POST-TENSION SLABS OR MAT FOUNDATIONS.
- C. RECOMMENDED REMOVAL AND RECOMPACTION SHOULD BE EXTENDED AT LEAST 10 FT BEYOND BUILDING LINES.

Reviewed by _____



Date 9/21/10

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh71234 Tent, A_2

TENTATIVE MAP DATED 09-07-2010
EXHIBIT MAP DATED 09-07-2010

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

MDE

Name David Esfandi Date 09/29/10 Phone (626) 458-4921

C:\Documents and Settings\MESFANDI\My Documents\TR 71234 Rev4.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate right of way 30 feet from centerline on Muscatel Avenue. Ten (10) feet of additional right of way along the property frontage beyond the existing right of way is required.
2. Dedicate additional right of way for a standard off-set cul-de-sac bulb along the property frontage on Bartlett Avenue and Muscatel Avenue to the satisfaction of Public Works.
3. Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Bartlett Avenue and Muscatel Avenue to the satisfaction of Public Works.
4. Construct all driveways to meet current Americans with Disabilities Act (ADA) guidelines to the satisfaction of Public Works.
5. Construct 5 feet of sidewalk adjacent to the right of way line along the property frontage on Muscatel Avenue. Adequate sidewalk transition improvements (to join the existing sidewalk) in the vicinity of the northerly property line must be constructed to the satisfaction of Public Works.
6. Construct 5 feet of sidewalk adjacent to the right of way line along the property frontage on Bartlett Avenue. Permission is granted to modify the location (to the satisfaction of Public Works) of the sidewalk in the vicinity of the oak tree protected zone if it can be demonstrated that the sidewalk would remain outside of the protected zone. Should the sidewalk location be modified adequate sidewalk transition improvements shall be constructed to the satisfaction of Public Works.
7. If any road improvements require the removal of existing oak trees or encroach within the protected zone (drip line) of existing oak trees located near the property frontage on Bartlett Avenue, an oak tree permit is required for the removal and encroachment.
8. Plant street trees along the property frontage on Bartlett Avenue and Muscatel Avenue to the satisfaction of Public Works. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.

TENTATIVE MAP DATE 07-09-2010
EXHIBIT MAP DATE 07-09-2010

9. Underground all existing service lines and distribution lines that are less than 50KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
10. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
11. Relocate/reconstruct the existing catch basins on Muscatel Avenue and Bartlett Avenue to the satisfaction of Public Works.
12. Relocate all existing fences along the property frontage on Muscatel Avenue and Bartlett Avenue outside of the public right of way.
13. All proposed fences along the property frontage on Muscatel Avenue and Bartlett Avenue must be located outside of the public right of way.
14. The homeowners association shall be responsible for maintenance of the greenscape along the street frontage on Bartlett Avenue and Muscatel Avenue. A maintenance covenant may be required.
15. Execute a covenant for private maintenance of curb/parkway drains; if any, to the satisfaction of Public Works.
16. Repair any damaged improvements during construction to the satisfaction of Public Works.
17. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Bartlett Avenue and Muscatel Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – ROAD
TRACT NO. 71234 (Rev.)

Page 3/3

TENTATIVE MAP DATE 07-09-2010
EXHIBIT MAP DATE 07-09-2010

- b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

 Prepared by Patricia Constanza
tr71234r-rev1.doc

Phone (626) 458-4921

Date 09-30-2010


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 71234 (Rev.)

Page 1/1

TENTATIVE MAP DATED 09-07-2010
EXHIBIT MAP DATED 09-07-2010

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12130AS, dated 08-16-2010) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Easements are required, subject to review by Public Works to determine the final locations and requirements.


Prepared by Julian Garcia
t71234s-rev1(rev'd 11-17-10).doc

Phone (626) 458-4921

Date 11-17-2010


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 71234 (Rev.)

Page 1/1

TENTATIVE MAP DATED 09-07-2010
EXHIBIT MAP DATED 09-07-2010

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by  Julian Garcia
tr71234w-rev1(rev'd 11-17-10).doc

Phone (626) 458-4921

Date 11-17-2010



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP-Jodie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 71234 Map Date: September 07, 2010 - Exhibit Map

C.U.P. _____ Vicinity: 0224A

- ☐ FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: The access as shown on the Exhibit Map is adequate.

By Inspector: Juan C. Padilla Date October 27, 2010

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No: TR 71234 Map Date: September 07, 2010 - Exhibit Map

Revised Report _____

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 4 public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: _____
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per the fire flow test performed by San Gabriel County Water District on 10-14-10, the existing fire hydrants and water system are adequate.
The required fire hydrants shall be installed and tested OR bonded for prior to Final Map clearance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date October 27, 2010

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783

County Tentative Map 01/2008



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	71234	DRP Map Date: 09/07/2010	SCM Date: 10/07/2010	Report Date: 09/23/2010
Park Planning Area #	42	WEST SAN GABRIEL VALLEY		Map Type: REV. (REV REGD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or;
- 2) the payment of in-lieu fees or;
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.27
IN-LIEU FEES:	\$110,578

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$110,578 in-lieu fees.

Trails:

No trails.

Comments:

30 detached condominium units are proposed on a single lot. Formerly TR 62863.

***Advisory:

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

James Barber

James Barber, Land Acquisition & Development Section

Supv D 5th
September 23, 2010 12:23:12
QM502F.PRX

Subdivision Committee Report

TTM No. 071234-(5)

Page 15 of 18



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # 71234	DRP Map Date: 09/07/2010	SMC Date: 10/07/2010	Report Date: 09/23/2010
Park Planning Area # 42	WEST SAN GABRIEL VALLEY		
Map Type: REV. (REV RECD)			

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Ratio} \times (U) \text{ units} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P =

Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio =

The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U =

Total approved number of Dwelling Units.

X =

Local park space obligation expressed in terms of acres.

RLV/Acre =

Representative Land Value per Acre by Park Planning Area.

Total Units **30** = Proposed Units **30** + Exempt Units **0**

	People	Ratio 3.0 Acres/1000 people	Number of Units	Acres Obligation
Detached S.F. Units	2.98	0.0030	30	0.27
M.F. <5 Units	3.23	0.0030	0	0.00
M.F. >=5 Units	2.40	0.0030	0	0.00
Mobile Units	2.35	0.0030	0	0.00
Exempt Units			0	
Total Acres Obligation =				0.27

Park Planning Area = **42 WEST SAN GABRIEL VALLEY**

Ratio	Acres Obligation	RLV/Acre	In-Lieu Base Fee
@(0.0030)	0.27	\$409,548	\$110,578

Total	Provided Space	Provided Acres	Credit (P)	Acres Credit	Landin
None					
Total Provided Acres Credit:				0.00	

Acres Obligation	Public Land Credit	Private Land Credit	Net Obligation	RLV/Acre	In-Lieu Base Fee
0.27	0.00	0.00	0.27	\$409,548	\$110,578

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 September 23, 2010 12:23:36
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COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

October 7, 2010

TO: Mr. Jodie Sackett, Planner
Land Divisions Section
Regional Planning

FROM: Mr. Frank Moreno, Manager
Planning and Trails Section
Parks and Recreation

R. Edelman for Mr. Moreno

SUBJECT: NOTICE OF TENTATIVE TRACT MAP (TTM) #71234 REVIEW
(MAP STAMPED SEPTEMBER 07, 2010 BY REGIONAL PLANNING)

The Department of Parks and Recreation, Planning and Trails Section (Department) has completed the trail review for TTM #71234. The Department is not requiring a trail easement, and the map is approved:

X Map approved without trail requirement.

If conditioned for a trail easement the exact following language must be shown for trail dedications on the final map.

Title Page: We hereby dedicate to the County of Los Angeles a variable width trail easement, approximate length of _____ linear feet, for multi-use (equestrian, bicycling, and hiking purposes) for the _____ Trail.

_____ TRAIL DEDICATIONS MUST BE SHOWN ON FINAL MAP.

_____ IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please contact me at (213) 351-5136.



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

KENNETH MURRAY, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91708
TEL (626) 430-5382 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Tract Map No. 071234

Vicinity: San Gabriel

The County of Los Angeles Department of Public Health approves Tentative Tract Map 071234 based on the use of public water and public sewer as proposed. Any variation from the approved method of sewage disposal and/or approved use of public water shall invalidate the Department's approval.

Prepared by: Ken Habaradas

Phone: (626) 430-5382

Date: March 24, 2011